

City of Auburn

Housing Element

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1. INTRODUCTION

CONTENTS OF THE HOUSING ELEMENT

The Housing Element of the General Plan is a comprehensive statement by the City of Auburn of its current and future housing needs and proposed actions to facilitate the provision of housing to meet those needs at all income levels. The policies contained in this Element are an expression of the statewide housing goal of “attaining decent housing and a suitable living environment for every California family,” as well as a reflection of the unique concerns of the community. The purpose of the Housing Element is to establish specific goals, policies, and objectives relative to the provision of housing, and to adopt an action plan toward this end. In addition, the Element identifies and analyzes housing needs, and resources and constraints to meeting those needs.

The Auburn Housing Element is based on 6 strategic goals: 1) provide a range of housing choices that meet the needs of all Auburn residents in terms of type, density and cost, 2) encourage the maintenance, improvement, and rehabilitation of the City’s existing housing stock and residential neighborhoods, 3) conserve the existing stock of affordable rental housing, 4) encourage energy efficiency in both new and existing housing, 5) promote equal opportunity to secure safe, sanitary, and affordable housing for all members of the community regardless of age, race, religion, sex, marital status, national origin, or color, and 6) implement a Housing Element that is in compliance with State Law and the requirements of the State Department of Housing and Community Development.

In accordance with state law, the Housing Element is to be consistent and compatible with other General Plan elements. Additionally, Housing Elements are to provide clear policy and direction for making decisions pertaining to zoning, subdivision approval, housing allocations, and capital improvements. State law (Government Code Sections 65580 through 65589) mandates the contents of the Housing Element. By law, the Housing Element must contain:

- An assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs;
- A statement of the community’s goals, quantified objectives, and policies relevant to the maintenance, improvement, and development of housing; and
- A program that sets forth a five-year schedule of actions that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element.

The housing program must also: identify adequate residential sites available for a variety of housing types for all income levels; assist in developing adequate housing to meet the needs of very low-, low-, and moderate-income households; address governmental constraints to housing maintenance, improvement, and development; conserve and improve the condition of the existing affordable housing stock; and promote housing opportunities for all persons.

Although, by nature of the state mandate, the Housing Element tends to focus on the affordability and availability of housing for low- and moderate-income households and families, the Element must also address the housing needs and related policy issues for the entire community and be consistent with the adopted policies of the rest of the General Plan. For these reasons, the focus of the updated Housing Element will be on policies and programs that can balance the desire of residents to maintain the character of residential neighborhoods, manage traffic, and minimize visual and other impacts of new development, while addressing the needs of low- and moderate-income households and special needs groups (such as seniors and individuals with disabilities).

This balance will require the City to examine strategies to accommodate higher density housing, mixed-use projects in commercial zones, infill developments, and second units without sacrificing other legitimate community goals.

2. REVIEW OF 2003 HOUSING ELEMENT

An important aspect of the Housing Element is an evaluation of achievements under the policies and implementation programs included in the previously adopted Housing Element. The evaluation provides valuable information on the extent to which programs have been successful in achieving stated objectives and addressing local needs, and to which these programs continue to be relevant in addressing current and future housing needs in Auburn. The evaluation also provides the basis for recommended modifications to policies and programs and the establishment of new objectives in the Housing Element.

The following is a summary of accomplishments of the City's 2003 Housing Element.

- A.** The City will amend the Zoning Ordinance to ensure that projects are constructed at least at a minimum required density in the R-2 (a minimum of 6 units per acre) and R-3 (a minimum of 9 units per acre) districts to preserve the limited supply of multi-family zoned land for multi-family uses.

The City will then annually review the amount of land zoned for various residential uses in conjunction with the amount and types of housing produced in the previous year to determine if changes in zoning may be needed to meet City housing needs. The City will update its residential land inventory every two years.

Responsibility: Community Development Department

Time Frame: Amend the Zoning Ordinance by June 2005 or 1-year following certification of element (whichever is later).
Annually review land inventory.

Funding: Administrative cost to the City

Accomplishments: No action taken. This program will not be continued.

- B.** The City shall pursue available and appropriate state and federal funding sources to support efforts to meet new construction needs of very low-, low-, and moderate-income households. Appropriate sources of funding will be determined on a case-by case basis. The City will collaborate with nonprofit organizations and agencies such as the Placer County Housing Authority. Potential funding sources for this program will include the CDBG and HOME programs (federal funds administered by the State of California for non-entitlement cities and counties), the Multifamily Housing Program, California Housing Finance Agency programs, tax exempt bond financing, low-income housing tax credits, the Federal Home Loan Bank Affordable Housing Program, and various other HUD programs for special needs groups.

In addition the City will market housing opportunities and assist developers with construction of affordable housing through the following actions:

- The City will provide financial assistance for the construction of affordable housing to the extent that Redevelopment Housing Set-aside Funds are available.
- The City will offer density bonuses for development that include at least 10 percent very low-income units, 20 percent low-income units, 50 percent senior units or 20 percent moderate income units in condominium projects.
- The City will consider a fee reduction or defer fees. The amount of fee reduction or deferral will be based on the financial needs of each development.
- The City will negotiate alternative development standards such as alternative parking standards, street improvements standards, maximum density, and lot coverage.
- The City will offer assistance in accessing local, state, and federal funding for affordable housing by applying for such funding on behalf of the affordable-unit developer or providing technical assistance or documentation necessary to support an application for funding.

Information regarding availability of housing assistance funds to lower- and moderate-income households will be made available at the Auburn customer service counter, public transit center and available at the City's web site.

Responsibility:	Community Development, Auburn Urban Development Authority, Participating Nonprofit & For Profit Housing Providers
Time Frame:	2004-2007 The City will meet with affordable housing providers, as requested to identify potential funding sources and application deadlines. Information regarding funding will be made available as funding becomes available to the City.
Funding:	Community Development Block Grants (CDBG) (HCD) Downtown Rebound Program (HCD) Home Investment Partnership Program (HOME) (HCD) Multifamily Housing Program (HCD) California Housing Finance Agency HUD Programs: -Section 221(d) -Section 202 (elderly) -Section 811 (persons with disabilities) Federal Home Loan Bank Housing Programs Tax Exempt Bonds Low-Income Housing Tax Credits (state and federal) Housing Set-Aside Funds

Accomplishments:

No new units of affordable housing were constructed during the planning period of the 2003 Housing Element. The City estimated its quantified objective for construction of new affordable housing as: 1) 4 units affordable to very low-income households; and 2) 5 units affordable to low-income households.

City staff is available and will continue to meet with developers, lenders, and other segments of the private sector to encourage and assist the development of affordable housing; meet with developers and public officials to inform them of the need and opportunity to develop affordable housing; and continue to consider reduced or deferred fees, and alternative development standards.

Adopted Density Bonus is consistent with State Government Code Section 65915-65918.

There is nothing unique or unusual regarding the City's program to support efforts to meet new construction needs of very low-, low-, and moderate-income households that should warrant the appearance that the program was not implemented due to failure on the part of the City. Auburn is a small community that has in the past produced new construction for low- and moderate-income housing.

The City is in the process of adopting a Specific Plan for the Baltimore Ravine area with formal action anticipated in 2009. Approximately 45 acres are zoned for high density multifamily residential use at an assumed density up to 20du/ac. The developer has agreed to comply with the SACOG Affordability Compact which provides for a 10 percent affordability goal. The City has adopted the SACOG Affordability Compact by resolution. The availability of land in Baltimore Ravine, zoned for high density multifamily residential use, has prompted interest from developers who are currently working with the City for development of new affordable multifamily residential housing.

No program revisions are necessary.

C. The City shall revise the Zoning Ordinance to provide for:

- A density bonus of 25 percent for projects in all residential zoning districts if the project reserves at least: 20 percent of the units for lower-income households; or 10 percent of the units for very low-income households; or 50 percent of the units for senior citizens.
- A density bonus of 25 percent for all projects in single-family residential zone districts if a percentage of the homes within the project do not exceed a maximum gross area of 1,700 square feet excluding the garage.

- A density bonus of 20 percent of the total dwelling units in a condominium project to be affordable to families of moderate income, as defined in Section 50093 of the Health and Safety Code.
- A density of 25 percent to developers of single-family detached housing projects of 10 or more units that provide a variety of housing structures within the project including but not limited to common lot line, duet units on corner lots, or other innovative concepts which comply with the General Plan.

The City shall establish guidelines for income eligibility for the “reserved” units and for maintaining the affordability of “reserved” units over time.

Other incentives the City will consider in conjunction with density bonuses for low-income include but are not limited to:

- Zoning and development regulatory incentives
- Financial incentives
- Waiver or modifications of development standards

The City will work to increase the effectiveness of the density bonus program and awareness of the program among developers through initial discussions at the pre-application and funding stages of proposed projects, when the number of housing units and the project density needed for financial feasibility are first determined.

Responsibility: Community Development

Time Frame: The City will revise the zoning ordinance by June 2005 or 1-year following certification of element (whichever is later).

Funding: Administrative cost to the City.

Accomplishments: The City adopted Density Bonus provisions consistent with State Government Code Sections 65915-65918.

There is nothing unique or unusual regarding the City’s program to support density bonus efforts to meet new construction needs of extremely low-, very low-, low-, and moderate-income households that should warrant the appearance that the program was not implemented due to failure on the part of the City. During the planning period of the 2003 Housing Element, no developers came forward proposing a project that met the criteria for a density bonus in Auburn; therefore no density bonuses were requested.

No program revisions are necessary.

- D.** The City shall continue to implement the provisions of the Zoning Ordinance, which allow nonconforming residential uses that are only nonconforming because of density to be reconstructed in residential areas subject to an approved Conditional Use Permit when findings can be made that the use has not and will not be detrimental to the surrounding neighborhood.

Responsibility: City Council, Planning Commission, Community Development

Time Frame: Ongoing, 2003-2007

Funding: Administrative cost to the City.

Accomplishments: Implemented and ongoing.

- E.** The City will evaluate the feasibility of an Inclusionary Housing Ordinance. The City will conduct a study of the feasibility of an Inclusionary Housing Ordinance that would include the terms and conditions under which new developments would be required to provide a specified percentage of housing affordable to very low-, low-, and/or moderate-income households.

Responsibility: City Council, Planning Commission, Community Development

Time Frame: Study will be conducted by June 2006.

Funding: Administrative costs to conduct the study.

Accomplishments: City Council Resolution 04-97, dated July 12, 2004, adopted the SACOG Compact for Production of Affordable Housing by resolution.

The City is in the process of evaluating the feasibility of an Inclusionary Housing Ordinance. Evaluation expected to be completed as of December 2009.

- F.** The City will continue to implement residential zoning and development standards, with appropriate design review in the multi-family zoning districts to ensure compatibility of housing with neighborhood character, appropriate open yard space, and streets that are safe for alternative means of travel.

Responsibility: Community Development

Time Frame: Continue to implement the design review process for multi-family housing.

Funding: Administrative cost to the City.

Accomplishments: Current and ongoing.

- G.** The City shall amend Chapter 4 of Title 9 in the City of Auburn Municipal Code to allow secondary dwelling units by right in single-family residential zones, in compliance with Government Code Section 65852.2.

The City will promote its second unit dwelling standards by publishing information on the City's website, and submitting press releases annually to local newspapers. The City will implement a system to separately track the approval of second units.

Responsibility: Community Development

Time Frame: Adopt zoning amendment by December 31, 2004. Prepare

information for the City's web site and newspaper by June 2004.

Funding: Permit fees- minor administrative cost to the City.

Accomplishments: The City amended Sec. 159.325 et seq of the Auburn Municipal Code permitting second residential units by right. The City implemented a system to track permits for second residential units.

During program year 2004, two secondary dwelling units were constructed in single-family residential zones in Auburn.

- H.** The City will provide housing rehabilitation assistance to very low- and low-income homeowners and to rental property owners with very low- or low-income tenants. Participation by rental property owners will require compliance with a rent limitation agreement. The City will continue to implement and annually review and revise, as needed, program guidelines for housing rehabilitations assistance.

Information regarding available funding for rehabilitation loans, grants and repair assistance programs will be made available at the Auburn customer service counter, public transit center and available at the City's web site.

Responsibility: Community Development Department

Time Frame: 2004-2007 Information will become available as funding becomes available to the City.

Funding: Community Development Block Grants or other funds (as funding becomes available to the City).

Accomplishments: The City did not provide housing rehabilitation assistance during the planning period of the 2003 Housing Element. The City's 2003 Housing Element identified its quantified objective for housing rehabilitation as: 1) 2 units affordable to very low-income households; and 2) 2 units affordable to low-income households.

The City will pursue the provision of housing rehabilitation during the planning period of the 2008 Housing Element.

- I.** Each year the City will update its list of subsidized rental properties that may be potential acquisition and/or rehabilitation targets. The City will determine which properties are immediately at risk (during the subsequent two-year period) of converting to market-rate rental housing and will contact those owners regarding their interest in selling properties or maintaining the rental units as affordable units.

The City will participate in the acquisition/rehabilitation by assisting the entity in accessing state, federal, or private funding for acquisition/rehabilitation. The City is committed to working with non-profit developers and other qualified entities to preserve existing affordable opportunities, as well as identify all federal, State and local financing and subsidy programs which can be used to preserve assisted housing developments that may be at-risk.

Responsibility: Community Development Department

Time Frame: Annual updates of subsidized rental projects.
Assistance for conserving assisted rental housing development to be determined on a project basis.

Funding: Administrative cost to the City for tracking, HOME Program, CDBG Program for subsidized rental properties funding

Accomplishments: The City monitored “units at risk” when the Redevelopment Agency adopted its 2006 Redevelopment Implementation Plan and for this California State Mandated Housing Element. The City will contract to monitor the “units at risk” when it contracts for and conducts its annual monitoring of affordable housing agreements.

- J.** The City shall continue to enforce State energy conservation requirements such as Title 24 of the Building Energy Efficiency Standards for new residential projects, and shall encourage residential developers to employ additional energy conservation measures with respect to: (a) subdivision design; (b) siting of homes on the lot; (c) landscaping and, (d) solar access.

Responsibility: Community Development

Time Frame: Immediate and ongoing

Funding: Permit fees- administrative cost to the City.

Accomplishments: Current and ongoing.

- K.** Facilitate the construction of affordable rental housing for very low- and low-income seniors. The following types of senior housing are needed in Auburn.

- Rental housing affordable to persons earning between 50 and 80 percent of Placer County’s median income.
- “Continuum of care” housing that provides a range of on-site services including independent living, assisted living, and institutional care.
- Market rate senior rental housing.

In addition, the City will support the construction of additional rental housing for older adults through:

- density bonuses;
- applying for or assisting developers in applying for state and federal funding; and
- identifying suitable sites for such development.

Responsibility: Community Development

Time Frame: Ongoing, 2004-2007 and depending on proposed projects.

Funding: Redevelopment Agency set-aside funds, HOME Program, State and Federal tax credits, and United States Department of Agriculture Rural Housing Service grants and loans.

Accomplishments: City staff is available and will continue to meet with developers, lenders, and other segments of the private sector to encourage and assist the development of senior housing; meet with developers and public officials to inform them of the need and opportunity to develop affordable senior housing; continue to assist developers in applying for local, state and federal funding and density bonuses.

L. Adopt an amendment to the Zoning Ordinance to allow Residential Care Facilities of 7 or more in the high density residential district (R-3) and the Central Business District (C-2); therefore, allowing the development of a range of assisted care housing for older adults who have limited self-care abilities by:

- ensuring appropriate zoning for all ranges of housing from group housing to independent living with services on-site for institutional care facilities;
- helping to access funding and funding sources; and
- identifying appropriate sites for development.

Residential Care Facilities of 7 or more will be permitted as conditional uses under the City's existing use permit process. Use permits may be granted subject to the following findings by the Planning Commission:

- The proposed use is substantially similar in characteristic to a use or uses currently within the district;
- The proposed use would be appropriate in the district applicable to the property as a permitted or conditional use; and
- The proposed use would not be detrimental to the health, safety, peace and morals, comfort and general welfare of the community.

Responsibility: Community Development

Time Frame: Adopt zoning amendment by June 2005 or 1-year following certification of element (whichever is later).

Ongoing, 2004-2007, and dependant on proposed projects.

Funding: Redevelopment Agency set-aside funds, HOME Program, state and federal tax credits, and United States Department of Agriculture Rural Housing Service grants and loans.

Accomplishments: No action has been taken. The City has not received any requests from interested parties to operate a Residential Care Facilities of 7 or more.

- M.** The City will evaluate the feasibility of a universal design ordinance that provides for greater adaptability and accessibility of housing for persons with disabilities. The City's Community Development Department will provide advice to the Planning Commission and City Council on potential approaches to universal design and recommendations on an implementing ordinance.

Responsibility: Community Development, Planning Commission, City Council

Time Frame: Complete feasibility study by June 2007.

Funding: The City may need special expertise to prepare such an analysis. This would require the assistance of a consultant and would be a special budgeted item for the City.

Accomplishments: City staff will evaluate the feasibility of adopting design principles of universal design ordinances that provides for greater adaptability and accessibility of housing for persons with disabilities. To be completed in FY 2008/2009.

- N.** In order to promote equal housing opportunities for all persons, the City provides means for the resolution of housing complaints and fair housing issues by continuing to refer phone inquiries to Placer County Health and Human Services Department. In addition, the City provides the following services on housing complaints and fair housing issues:

- Placer County brochures regarding fair housing, tenant rights, rehabilitation grants, rehabilitation loans, first-time homebuyer programs, and Section 8 programs are provided at the Auburn customer service counter, public transit center and available at the City's web site.
- Placer County Health and Human Services Department information regarding fair housing, tenant rights, rehabilitation grants, rehabilitation loans, first-time homebuyer programs, and Section 8 programs is included on the City website.

Responsibility: Community Development

Time Frame: Ongoing, 2004-2007

Funding: Administrative cost to the City, CDBG Program

Accomplishments: Ongoing.

- O.** Adopt an amendment to the Zoning Ordinance allowing emergency shelters in the Central Business (C-2) district and Regional Commercial (C-3) district and transitional housing in the high-density residential zoning district (R-3). Emergency shelters and transitional housing will be permitted as conditional uses under the City's existing use permit process (see page A-59 and A-60).

Use permit standards to be adopted by the City will include the following requirements:

- Emergency shelters and transitional housing should be built with high access and low visibility. High access is based on the location of a proposed facility in relation to public transit, public and private supportive services, and job skills training. Low visibility is based on the exterior operation of a facility (listed below).
- Emergency shelters and transitional housing should be located with access to transportation, supportive services, and commercial services to meet daily living needs.
- Such uses will be permitted in association with religious establishments.
- The design and location of the emergency shelters or transitional housing should reflect the needs of clients being served (for example, single adults or women with children).

To facilitate the location of emergency shelters and transitional housing, the City will adopt criteria to address:

- Hours of operation;
- External lighting and noise;
- Provisions of security measures for the proper operation and management of a proposed facility;
- Measures to avoid queues of individuals outside proposed facilities;
- Transportation of individuals to and from proposed facilities;
- Compliance with County and State health and safety requirements for food, medical, and other supportive services provided on-site;
- Maintenance in good standing of County and/or State licenses, if required by these agencies for the owner (s), operators(s), and/or staff of a proposed facility; and
- Similar operations and management issues.

Responsibility: Community Development

Time Frame: Adopt zoning amendment by June 2005 or 1-year following certification of element (whichever is later).

Funding: Administrative cost to the City.

Accomplishments: No action taken. The newly signed legislation, SB 2, will mandate how the City's Zoning Ordinance distributes emergency shelters, transitional shelters and supportive housing. The City will amend the Zoning Ordinance per SB2 within the first planning year of the 2008 Housing Element update.

- P.** The City will continue to work with the Placer County Health and Human Services Department to address the homeless needs in the County. The City may contribute to the cost of maintaining emergency shelter programs, including consideration of funding for programs developed through inter-jurisdictional cooperation.

Responsibility: Community Development

Time Frame: 2004-2007

Funding: General Fund/State Emergency Shelter Program/HUD/other specialized funding.

Accomplishments: Placer County Health and Human Services Director and City staff continues to work with the Placer Collaborative Network, an outgrowth of the Placer Community Foundation which encourages philanthropy to create sustainable communities.

Beginning FY 2002/2003 through 2004/2005, inter-jurisdictional cooperation via the Continuum of Care has provided approximately \$1,500,000 to fund rental assistance and shelter programs for PEACE for Families and the Adult System of Care of Placer County. PEACE for Families assists battered women and their children and the Adult System of Care of Placer County assists the mentally disabled.

- Q.** The City shall review the Housing Element annually to monitor the City's progress in implementing its housing programs. The results of the review will be presented to the City Council and Planning Commission in the following manner. Staff will present quarterly reports to the Planning Commission and the City Council on the status of the Housing Element and Affordable Housing Projects.

The City will track density yields for projects developed in the Residential zoning districts. In the next Housing Element cycle, this information can be used to help evaluate the City's housing needs and for consideration in increasing the maximum density in the R-3 zoning district.

Responsibility: Community Development Department

Time Frame: Reports will be provided in March, June, September and December of each year.

Funding: Minor administrative cost to the City.

Accomplishments: Current and ongoing. Beginning 2004 through 2008, the tracking of density yields for residential zoning development was at 66%, with multifamily dwelling units built at an average of 13.5 units per acre.

The City expects that densities for the multi-family residential lots in the Baltimore Ravine Specific Plan (BRSP) Area will be increased to 20 du/ac since the 45 acres associated with these high density parcels is relatively flat and has fewer natural features such as native trees or wetlands. Density yields may also increase through the use of the City's Density Bonus Program. The City adopted, by resolution, the SACOG Affordability Compact to increase housing affordable to lower- and moderate-income

households.

- R.** The City shall continue to work closely with the Sacramento Council of Governments to review and update the existing Housing Needs Allocation Plan as appropriate.

Responsibility: Community Development

Time Frame: 2004-2007

Funding: Minor administrative cost to the City.

Accomplishments: The City has been and will continue to work closely with SACOG regarding the review and update of the Housing Needs Allocation Plan. Current and ongoing.

- S.** The City may establish a position of Housing Coordinator through the Community Development Department, either as a staff position or through contract, to coordinate City housing activities, to assist in the implementation of affordable housing programs, and to work with non-profit housing developers to build affordable housing.

Responsibility: Community Development, City Manager, City Council

Time Frame: Establish a Housing Coordinator by January 2005

Funding: Redevelopment Housing Set-aside Funds, general fund

Accomplishments: As of June 2006, the City began contracting with housing consultants to assist staff with the coordination of housing activities.

BASIS FOR THE CITY'S POLICIES AND PROGRAMS

The 2008-2013 Housing Element updates community conditions in Auburn since 2004. Information on community conditions and characteristics were collected and analyzed as part of the Housing Needs Assessment (Appendix A), which contains an analysis of population and housing characteristics, identifies special housing needs for certain population groups, evaluates housing conditions, analyzes employment trends, and provides other important information to guide the goals, policies, and implementation programs of this Element. The findings listed below resulted from the information collected as part of the Housing Needs Assessment Report. These findings provide a direct relationship between community conditions in Auburn and the recommended Goals, Policies, and Implementation Programs.

Population Trends

The City's 2007 population is estimated to be 13,112.

- Between 2000 and 2007 Auburn grew by 5 percent (650 persons). Auburn's population is expected to grow steadily, continuing the demand for a variety of housing types and costs. Sacramento Area Council of Governments (SACOG) projects that the City of Auburn will experience a 29 percent increase in population between 2005 and 2035, reaching a population of 17,985 by 2035.

The need for additional housing in Auburn is the result of past and projected population growth and the demographic characteristics. Policy 1.1 commits the City to maintaining an adequate supply of land in appropriate land use designations and zoning categories to accommodate the projected growth in the number households.

- The City of Auburn has a slightly lower percentage of persons under 18 and a slightly higher percentage of persons 65 years and over than the countywide and statewide averages. Family households represented 62 percent of all households in Auburn in 2000, compared to 73 percent countywide. Of the 3,284 family households in the City, the majority does not have children (1,780 family households or 54 percent of the total family households).

Policy 5.1 of this Element provides incentives to developers to address special housing needs of low-income households including the physically and mentally disabled, large families, farmworkers, and the elderly and female-headed households.

Income and Poverty

- Based on Department of Housing and Urban Development (HUD) Income Limits for 2008, the median income for a family of four in Placer County is \$71,000.
- As defined by HUD, an extremely low income household earns less than 30 percent of the county median income, a very low-income household earns 50 percent or less than the county median income, a low-income household earns between 51 and 80 percent of the county median income, a moderate-income household earns between 81 and 120 percent of the county median income, and an above moderate-income household earns 121 percent or greater of the county median income. Based on HUD Comprehensive Housing Affordability Strategy (CHAS) data for 2000, approximately 11 percent of Auburn's households are extremely low income, 9 percent are very low income, 16 percent are low income and 64 percent are moderate or above moderate.

Policy 1.2 of the Element facilitates the provision of housing for all economic segments of the community. The City shall seek to ensure high quality in all new residential developments.

Employment Trends

- According to the Placer County Economic and Demographic Profile, Placer County employment has increased by 59,000 jobs between 1996 and 2006. More than one-half of the Sacramento Region Occupational Categories earn a mean annual wage that falls within the low income category based on HUD income limits. Employment growth will contribute to a continuing need for additional affordable housing for such income groups.

The employment will result in a need for additional affordable housing. Goal 1 and 3 address various aspects of this future affordable housing need.

Special Needs

- As the current population ages, Auburn will experience an increase in the number of older adults with special housing needs. Persons age 65 and over represent 18 percent of Auburn's total population in 2000. Housing needs among older adults in Auburn are: 1) financial support for low-income seniors who do not own their homes, 2) financial assistance for home maintenance and repairs among low-income senior homeowners, 3) assisted care living facilities for those who have self-care and mobility limitations, 4) affordable independent living rental housing, and 5) financial assistance for home modifications for those with minor self-care or mobility concerns.

Policies 5.2 and 5.6 of this Element address the housing needs of older adults. Policy 5.6 assists in increasing the supply of housing that meets the needs of older adults. Implementation Program L includes an amendment to the Zoning Ordinance to allow Residential Care Provider Facilities of 7 or more in the high density residential district (R-3) and the Central Business District (C-2); therefore, allowing the development of a range of assisted care housing for older adults who have limited self-care abilities.

- Female-headed households represent 10 percent of all households in Auburn, and of these households 339, or 6 percent were female-headed households with children under age 18. Poverty rates among female-headed households are generally higher than the general population, and female-headed households with children under age 18 in Auburn have the second highest poverty rate of any population group (14 percent). Many female-headed householders have extremely low incomes and they will continue to require significant financial assistance or subsidized rental housing. Single mothers with children face additional challenges in finding affordable family housing of suitable size.

Because female-headed households with children in Auburn have the second highest poverty rates, there is a demonstrated need for affordable housing. Policy 3.1 of this Element ensures that the City will encourage development of new affordable and continue to monitor "at risk" subsidized housing that is affordable to very low-and low-income groups.

- Based on the Placer Consortium on Homelessness Continuum of Care, the level of, and need for, homelessness services are increasing on a region-wide basis.

Zoning Policies in the Element that address the homeless and homelessness issues include: Policies 5.3, 5.4, and 5.5. Policy 5.3 and 5.4 addresses the continued cooperation and collaboration with the Placer County Health and Human Services

Department, as well as participation and support of the Placer Collaborative Network and Placer Consortium on Homelessness. Policy 5.5 addresses collaboration with community-based organizations that provide services or information regarding homeless services. Implementation Program M will amend the Ordinance to comply with SB2 as it relates to siting and development of transitional housing, supportive housing and emergency shelters.

Housing Characteristics

- According to the 2003 Housing Conditions Survey, 30 percent of the housing stock in Auburn is considered substandard and in need of rehabilitation, while less than one percent is in need of replacement.

Goal 2 of this Element encourages the maintenance, improvement, and rehabilitation of the City's existing housing stock and residential neighborhoods. Policies 2.1, 2.2, and 2.3 encourage private reinvestment in older housing stock and commit the City to pursue state and federal funding assistance to rehabilitate housing.

Housing Costs and Affordability

- Approximately 31 percent of all households in Auburn are paying housing costs that exceed 30 percent of their income.

Policies 1.3 and 3.1 seek to address the shortage of affordable rental housing through the preservation of existing subsidized rental housing that is affordable to very low- and low-income persons and the construction of additional affordable housing.

Opportunities and Constraints

- SACOG has determined that Auburn has a housing construction need of 307 units for the planning period 2006-2013. Of the total 307 units, 25 percent should be affordable to very low-income households (55 percent of the 25 percent affordable to extremely low-income households), 17 percent to low-income households, 17 percent to moderate-income households, and 41 percent to above moderate-income households. Very low- and low-income housing needs represent 130 housing units of the City's total housing allocation.

Policy 1.1 of this Element addresses the need to maintain an adequate supply of land in appropriate land use designations and zoning categories to accommodate the projected growth in the number of households.

3. 2008-2013 GOALS AND POLICIES

The following goals, policies, and programs are adopted as part of the 2008 Auburn Housing Element Update. The hierarchy of goals, policies, and programs are described below.

Goal 1: Provide a range of housing choices that meets the needs of all Auburn residents in terms of type, density and cost.

Policy 1.1: The City shall maintain an adequate supply of land in appropriate land use designations and zoning categories to accommodate the projected growth in the number of households.

Policy 1.2: While promoting the provision of housing for all economic segments of the community, the City shall seek to ensure high quality in all new residential developments.

Policy 1.3: The City shall continue to use state and federal funding assistance, to the extent that these subsidies exist and are appropriate to Auburn's needs, to develop affordable housing.

Policy 1.4: The City shall identify areas where infrastructure exists or proposed to support residential development.

Policy 1.5: The City shall support pre-existing nonconforming residential uses if the single reason that these uses are nonconforming is their density (number of units), and if the continued existence of these units will not have a major impact on the neighborhood.

Policy 1.6: The City shall encourage the development of second residential units in accordance with State law, while maintaining the single-family character of the neighborhood.

Goal 2: The City will encourage the maintenance, improvement, and rehabilitation of the City's existing housing stock and residential neighborhoods.

Policy 2.1: The City shall encourage private reinvestment in older residential neighborhoods.

Policy 2.2: The City shall encourage private rehabilitation of housing.

Policy 2.3: The City shall pursue state and federal funding assistance to rehabilitate housing.

Goal 3: The City will conserve the existing stock of affordable rental housing and offer incentives for the construction of new affordable housing.

Policy 3.1: The City will preserve low-income housing by monitoring "at-risk" subsidized housing when subsidies are in jeopardy of expiring.

Policy 3.2: The City will offer density bonuses and other incentives in the construction of affordable housing.

Goal 4: The City will encourage energy efficiency on both new and existing housing.

Policy 4.1: The City shall promote the development of energy and resource efficient housing types.

Policy 4.2: The City shall encourage innovative and cost effective building technologies.

Goal 5: The City will promote equal opportunity to secure safe, sanitary, and affordable housing for all members of the community regardless of age, race, religion, sex, marital status, national origin, or color.

Policy 5.1: The City shall provide incentives to developers to address special housing needs of low-income households including the physically and mentally disabled, large families, farmworkers, and the elderly and female-headed households.

Policy 5.2: Encourage greater access to housing for persons with disabilities.

Policy 5.3: The City shall make information on the Placer County Health and Human Services Department available to the public.

Policy 5.4: The City shall work with Placer County and surrounding jurisdictions to address the needs of the homeless on a regional basis.

Policy 5.5: The City shall cooperate with community-based organizations that provide services or information regarding the availability of services to the homeless.

Policy 5.6: Assist in increasing the supply of housing that meets the needs of older adults.

Policy 5.7: Permit transitional and supportive housing and emergency shelters as mandated by SB 2.

Goal 6: Adopt and Implement a Housing Element that is in compliance with State Law and the requirements of the State Department of Housing and Community Development.

Policy 6.1: The City shall revise the Housing Element as necessary to meet the changing needs of Auburn.

Policy 6.2: The Community Development Department will prepare quarterly reports for the Planning Commission and City Council on the progress in implementing the Housing Element.

Policy 6.3: The Redevelopment Agency shall promote the implementation of the policies and goals of the Housing Element, through its unique powers.

Policy 6.4: The City shall continue to actively participate in regional housing solutions.

4. IMPLEMENTATION PROGRAMS

- A. The City of Auburn is currently in the process of adopting a Specific Plan for the Baltimore Ravine (BRSP) area of the City with formal action anticipated to occur in mid 2009. Approximately 45 acres are zoned for high density multifamily residential use at an assumed density up to 20du/ac. The developer has agreed to comply with the SACOG Affordability Compact that provides a 10 percent affordable housing goal. Development standards will be adopted with the BRSP that will provide greater flexibility to increase project densities.

The City expects that affordable housing projects in the BRSP will meet the following requirements:

- A density of 20 units per acre for multifamily;
- A minimum of 16 units constructed per site for multifamily; and
- Include zoning for multifamily and single family housing by right.

Responsibility: Community Development

Time Frame: Mid 2009 for adoption of the BRSP.

Funding: Minor administrative cost to the City.

- B. The City shall pursue available and appropriate state and federal funding sources to support efforts to meet new construction needs of extremely low-, very low-, low-, and moderate-income households and assist in addressing the needs of households overpaying for housing costs and/or living in an overcrowded situation. Appropriate sources of funding will be determined on a case-by case basis. The City will collaborate with nonprofit organizations and agencies such as the Placer County Housing Authority. Potential funding sources for this program will include the CDBG and HOME programs (federal funds administered by the State of California for non-entitlement cities and counties), the Multifamily Housing Program, California Housing Finance Agency programs, tax exempt bond financing, low-income housing tax credits, the Federal Home Loan Bank Affordable Housing Program, and various other HUD programs for special needs groups.

In addition the City will market housing opportunities and assist developers with construction of affordable housing through the following actions:

- The City will continue to provide financial assistance for the construction of affordable housing to the extent that Redevelopment Housing Set-aside Funds are available.
- The City will continue to provide Density Bonuses through the City's Density Bonus Program which is in accordance with sections 65915 through 65918 of the California Government Code.
- The City will continue to consider fee reductions or defer fees. The amount of fee reduction or deferral will be based on the financial needs of each development.
- The City will continue to negotiate alternative development standards such as

alternative parking standards, street improvements standards, maximum density, and lot coverage.

- The City will continue to offer assistance in accessing local, state, and federal funding for affordable housing by applying for such funding on behalf of the affordable-unit developer or providing technical assistance or documentation necessary to support an application for funding.

Information regarding availability of housing assistance funds to lower- and moderate-income households will continue to be made available at the Auburn customer service counter and available at the City's web site.

Responsibility: Community Development, Auburn Urban Development Authority, Participating Nonprofit & For Profit Housing Providers

Time Frame: Ongoing

The City will continue to meet with affordable housing providers as projects come forward to identify potential funding sources and application deadlines. Information regarding funding will be made available as funding becomes available to the City.

Funding: Community Development Block Grants (CDBG) (HCD)
Downtown Rebound Program (HCD)
Home Investment Partnership Program (HOME) (HCD)
Multifamily Housing Program (HCD)
California Housing Finance Agency
HELP Program
HUD Programs:
-Section 221(d)
-Section 202 (elderly)
-Section 811 (persons with disabilities)
Federal Home Loan Bank
Housing Programs
Tax Exempt Bonds
Low-Income Housing Tax Credits (state and federal)
Housing Set-Aside Funds

- C. The City will promote the Density Bonus Program and encourage developers to apply for and receive a density bonus under the City's Density Bonus Program which is in accordance with sections 65915 through 65918 of the California Government Code. The City's efforts will include providing information regarding the Density Bonus Program at the City's customer service counter and on the City's website. The City will also, on a project by project basis, identify and discuss with developers the availability of a density bonus for qualifying projects.

Responsibility: Community Development

Time Frame: Ongoing, 2008-2013

Funding: Administrative cost to the City.

- D. The City shall continue to implement the provisions of the Zoning Ordinance, which allow nonconforming residential uses that are only nonconforming because of density to be reconstructed in residential areas subject to an approved Conditional Use Permit when findings can be made that the use has not and will not be detrimental to the surrounding neighborhood.

Responsibility: City Council, Planning Commission, Community Development

Time Frame: Ongoing, 2008-2013

Funding: Administrative cost to the City.

- E. The City will evaluate the feasibility of an Inclusionary Housing Ordinance. The City will conduct a study of the feasibility of an Inclusionary Housing Ordinance that would include the terms and conditions under which new developments would be required to provide a specified percentage of housing affordable to very low-, low-, and/or moderate-income households.

Responsibility: City Council, Planning Commission, Community Development

Time Frame: Study will be conducted by January 2010.

Funding: Administrative costs to conduct the study.

- F. The City will continue to implement residential zoning and development standards, with appropriate design review in the multi-family zoning districts to ensure compatibility of housing with neighborhood character, appropriate open yard space, and streets that are safe for alternative means of travel.

Responsibility: Community Development

Time Frame: Continue to implement the design review process for multi-family housing 2008-2013.

Funding: Administrative cost to the City.

- G.** The City amended Chapter 4 of Title 9 in the City of Auburn Municipal Code to allow secondary dwelling units by right in single-family residential zones, in compliance with Government Code Section 65852.2.

The City will promote second unit dwelling standards on the City's website.

Responsibility: Community Development

Time Frame: Ongoing, 2008-2013

Funding: Permit fees- minor administrative cost to the City.

- H.** The City will investigate the financial and staffing resources required to provide housing rehabilitation assistance to extremely low-, very low- and low-income homeowners and to rental property owners with extremely low-, very low- or low-income tenants to ascertain if it is feasible to provide such a program in Auburn. A housing rehabilitation program would address the needs of lower income owner and renter household with maintenance, repair and accessibility problems, as well as those living in an overcrowded situation. Participation by rental property owners would require a rent limitation agreement.

If a housing rehabilitation program is feasible, the City will promote the programs by providing funding information for rehabilitation loans, grants and repair assistance at the Auburn customer service counter and on the City's web site.

Responsibility: Community Development Department

Time Frame: FY 2008/2009

Funding: Administrative cost to City.

- I.** The City will investigate the financial and staffing resources required to provide a first time home buyers program for low and moderate-income households to ascertain if it is feasible to provide such a program in Auburn.

If a first time home buyer program is feasible, the City will promote the programs by providing information at the Auburn customer service counter and on the City's web site.

Responsibility: Community Development Department

Time Frame: FY 2008/2009

Funding: Administrative cost to City.

- J.** In order to preserve existing affordable housing stock the City will take the following actions to alleviate the loss of units at risk due to conversion to market rate units.

- On an annual basis the City will update its list of subsidized rental properties and identify those units at risk of converting to market rate units.
- The City will contact those owners regarding their interest in selling properties or maintaining the rental units as affordable units.

- The City will work with property owners to identify and apply for federal, state, and local subsidies to ensure the continued affordability of housing units.
- The City will maintain a list of non-profit agencies interested in acquisition/rehabilitation of at risk units and inform them of the status of such units.
- The City will work with non-profit agencies to identify and apply for federal, state and local subsidies available to assist with providing funds for the acquisition/rehabilitation of at risk projects.
- The City will provide information regarding other affordable housing opportunities within the City.

Responsibility: Community Development Department

Time Frame: Annually update list of subsidized rental projects.

Annually update the list of non-profit agencies interested in acquiring at risk units.

Actions preserving assisted rental housing developments to be determined on a project by project basis.

Funding: Administrative cost to the City for tracking HOME Program, CDBG Program, Low Income Housing Tax Credits and other funding sources for subsidized rental properties will be identified at time of need.

- K.** The City shall continue to enforce State energy conservation requirements such as Title 24 of the Building Energy Efficiency Standards for new residential projects, and shall encourage residential developers to employ additional energy conservation measures with respect to: (a) subdivision design; (b) siting of homes on the lot; (c) landscaping and, (d) solar access.

Responsibility: Community Development

Time Frame: Immediate and ongoing

Funding: Permit fees- administrative cost to the City.

- L.** Facilitate the construction of affordable rental housing for extremely low-, very low- and low-income seniors. The following types of senior housing are needed in Auburn:

- Rental housing affordable to persons earning less than 30 percent to 80 percent of Placer County's median income.
- "Continuum of care" housing that provides a range of on-site services including independent living, assisted living, and institutional care.
- Market rate senior rental housing.

In addition, the City will support the construction of additional rental housing for older adults through:

- density bonuses;

- applying for or assisting developers in applying for state and federal funding; and
- identifying suitable sites for such development.

Responsibility: Community Development

Time Frame: Ongoing, 2008-2013 and depending on proposed projects.

Funding: Redevelopment Agency set-aside funds, Section 202, HOME Program, State and Federal tax credits, Tax Exempt Bond financing, HUD Section 202 Program, and United States Department of Agriculture Rural Housing Service grants and loans.

- M.** Adopt an amendment to the Zoning Ordinance to allow Residential Care Facilities of 7 or more in the high density residential district (R-3) and the Central Business District (C-2); therefore, allowing the development of a range of assisted care housing for older adults who have limited self-care abilities by:

- ensuring appropriate zoning for all ranges of housing from group housing to independent living with services on-site for institutional care facilities;
- helping to access funding and funding sources; and
- identifying appropriate sites for development.

Responsibility: Community Development

Time Frame: 2009/2010
Ongoing, 2010-2013, and dependant on proposed projects.

Funding: Redevelopment Agency set-aside funds, HOME Program, state and federal tax credits, and United States Department of Agriculture Rural Housing Service grants and loans.

- N.** Implement the mandates of SB 2 as it relates to the siting and development of transitional and supportive housing and emergency shelters. To facilitate SB 2, City staff anticipates the City Council may approve the M-2 Industrial District Zone for emergency shelter use by right and without any discretionary action. City staff anticipates the City Council, as required by SB 2, will recognize transitional and supportive housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone and without any discretionary action.

Responsibility: Community Development, City Council

Time Frame: Within 1-year following adoption of element.

Funding: Administrative cost to the City.

- O.** The City will promote Universal Design by encouraging developers of senior housing, persons with disabilities and other persons and families applying for building permits to consider universal design in their construction. The City will provide, at the customer

service counter, information and referral services on universal design and contact information for HCD and the Department of Aging.

Responsibility: Community Development, Planning Commission, City Council

Time Frame: Ongoing, 2008-2013

Funding: Administrative cost to the City.

- P.** In order to promote equal housing opportunities for all persons, the City provides means for the resolution of housing complaints and fair housing issues by continuing to refer phone inquiries to Placer County Health and Human Services Department. In addition, the City provides the following services on housing complaints and fair housing issues:

- Placer County brochures regarding fair housing, tenant rights, rehabilitation grants, rehabilitation loans, first-time homebuyer programs, and Section 8 programs are provided at the Auburn customer service counter and available at the City's web site.
- Placer County Health and Human Services Department information regarding fair housing, tenant rights, rehabilitation grants, rehabilitation loans, first-time homebuyer programs, and Section 8 programs is included on the City website.

Responsibility: Community Development

Time Frame: Ongoing, 2008-2013

Funding: Administrative cost to the City, CDBG Program

- Q.** The City will continue to work with the Placer County Health and Human Services Department, as well as participate in and support the efforts of the Placer Collaborative Network and Placer Consortium on Homelessness, to address the homeless needs in the County. The City may contribute to the cost of maintaining emergency shelter programs, including consideration of funding for programs developed through interjurisdictional cooperation.

Responsibility: Community Development

Time Frame: 2008-2013

Funding: General Fund/State Emergency Shelter Program/HUD/other specialized funding

- R.** The City shall review the Housing Element annually to monitor the City's progress in implementing its housing programs. The results of the review will be presented to the City Council and Planning Commission.

Responsibility: Community Development Department

Time Frame: Ongoing, 2008-2013

Funding: Minor administrative cost to the City.

- S.** The City shall continue to work closely with the Sacramento Council of Governments to review and update the existing Housing Needs Allocation Plan as appropriate.

Responsibility: Community Development

Time Frame: 2008-2013

Funding: Minor administrative cost to the City.

- T.** The City may establish a position of Housing Coordinator through the Community Development Department, either as a staff position or through contract, to coordinate City housing activities, to assist in the implementation of affordable housing programs, and to work with non-profit housing developers to build affordable housing.

Responsibility: Community Development, City Manager, City Council

Time Frame: Ongoing; the City currently provides housing activities through contracted services.

Funding: Redevelopment Set-aside Funds, general funds.

- U.** The City will update its zoning ordinance to identify zoning district(s) that explicitly allow for Single Resident Occupancy Units with appropriate zoning development standards and permit procedures.

Responsibility: Community Development, City Manager, City Council.

Time Frame: 2009/2010

Funding: Minor administrative cost to the City.

5. AUBURN URBAN DEVELOPMENT AUTHORITY

The City of Auburn Urban Development Authority adopted its five-year Redevelopment Implementation Plan in 2006. This plan addresses affordable housing issues in the City and provides goals for the use of the City's Low and Moderate Income Housing Fund. The Authority's most recent affordable housing project was the construction of Palm Terrace in 2002. The Authority provided Palm Terrace \$250,000 in assistance to construct the 80 unit project where 100% of the units are affordable to low-income households.

Estimated reserves in the Low and Moderate Income Housing Fund are expected to reach \$232,463 by July 1, 2008. Table 1, on the next page, provides the City of Auburn Redevelopment Low and Moderate Income Housing Fund Proposed Budget, through the Fiscal Year 2012/2013.

The Council is waiting for approval of the Housing Element Update before assessing future options for the expenditure of Low and Moderate Income Housing Funds. Staff and Council are considering (or have expressed interest in) options identified in the City's 2006 Redevelopment Implementation Plan which include leveraging existing monies to: a) examine the feasibility of participating in a First Time Home Buyer and a Housing Rehabilitation program; b) participating with a non-profit or for-profit builder in the construction of new affordable housing projects; and c) preservation of affordability covenants for units at risk of conversion to market rate rents. All of the programs and projects listed above are consistent with those in this element.

Low and Moderate Income Housing Funds will be expended in proportion to the SACOG Housing Needs Determination of unmet need for housing for persons and families of low and very low income and also to persons under the age of 65 years based on the proportion this population represents to the total population reported from the current census data.

TABLE 1
City of Auburn Redevelopment Low/Mod Fund Proposed Budget, Fiscal Year 2008-2013

	Estimated 2008-09	Estimated 2009-10	Estimated 2010-11	Estimated 2011-12	Estimated 2012-13
Revenues					
Interest Income					
Other revenues (loan proceeds)					
Transfers In	\$130,000	\$140,000	\$150,000	\$160,000	\$170,000
Total Revenues	\$130,000	\$140,000	\$150,000	\$160,000	\$170,000
Expenditures					
Administrative Expense					
Contractual Expenses	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000
Debt Service					
Capital projects					
Transfers Out to Debt Service Fund					
Total Expenditures	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000
Excess (deficit) of revenues over expenditures	\$124,000	\$134,000	\$144,000	\$154,000	\$164,000
Cash balance, July 1	\$232,463	\$356,463	\$490,463	\$634,463	\$788,463
Cash balance, June 30	\$356,463	\$490,463	\$634,463	\$788,463	\$952,463
General Reserve Unrestricted Cash	\$356,463	\$490,463	\$634,463	\$788,463	\$952,463

Source: City of Auburn, 2008.

AFFORDABLE HOUSING PROJECTS IN THE CITY

The following is a list of the City's affordable housing projects, the number of units, the type of housing, and the type of funding.

1. **Auburn Palms**
701 Auburn Ravine Road
50 units
Elderly Rental Housing
Project Based Section 8
Section 8 is currently being renewed on an annual basis.
2. **Auburn Ravine Terrace**
750 Auburn Ravine Road
50 units
Elderly Rental Housing
FHA 231, Project Based Section 8
Section 8 is currently being renewed on an annual basis.
3. **Auburn Villa**
628 Mikkelsen Drive
49 units
Elderly Rental Housing
FHA 221 (D)(4) Section 8
Section 8 expired August 2000 and is currently being renewed on an annual basis.
4. **Brookside Senior Apts.**
688-738 Mikkelsen Drive
48 units
Elderly, Disabled, Rental Housing
Rural Development
Expiration date not available
5. **Palm Terrace**
1040 Redhawk Lane
80 units
Family Rental Housing
Low Income Housing Tax Credits/HOME
Affordability Expires 2040
6. **Valley Oaks**
600 Auburn Ravine Road
59 units
Elderly Rental Housing
HUD Section 202
Affordability Expires 2014
7. **1314 High Street**
1 Purchase Single Family House (Habitat for Humanity)
8. **211/217 Cherry Avenue**
Purchase Duplex (Habitat for Humanity)
9. **219/221 Cherry Avenue**
Purchase Duplex (Habitat for Humanity)

6. QUANTIFIED OBJECTIVES

Table 2 summarizes the City's quantified objectives for the period of January 1, 2006 to June 30, 2013. These objectives represent a reasonable expectation of the maximum number of new housing units that will be constructed, households that will be assisted through housing rehabilitation or first-time home buyer programs and affordable units "at risk" that will be preserved over the next five years based on the policies and programs outlined in the Housing Element.

TABLE 2
QUANTIFIED OBJECTIVES FOR HOUSING (January 1, 2006 – June 30, 2013)

	Extremely Low Income	Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income	Total
Regional Housing Needs Allocation	43*	35*	52	51	126	307
New Construction (2006–2013)					62	
New Construction Objective (2008–2013)	50	16	35	149	200	450
Housing Rehabilitation		6	10	--	--	16
First Time Homebuyer			8			8
Conserve Existing Rentals**	25	24		--	--	49

*Based upon the RHNA need of 78 very low income units, the City estimates that the extremely low income housing need is 43 units, or 55 percent.

**There are 49 units at "High" risk for conversion to market rate units during the 2008-2013 planning period. An additional 50 unit complex is also noted at "High" risk of conversion, but the owner is committed to maintaining the affordability until at least 2014. Therefore, the 50 units have not been included above.

7. EFFORTS TO ACHIEVE CITIZEN PARTICIPATION

State law requires cities and counties to make a diligent effort to achieve participation by all segments of the community in preparing a Housing Element. Section 65583[c] [6] of the California Government Code specifically requires that:

- The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the program shall describe this effort.

The diligent effort required by state law means that local jurisdictions must do more than issue the customary public notices and conduct standard public hearings prior to adopting a Housing Element. State law requires cities and counties to take active steps to inform, involve, and solicit input from the public, particularly low-income and minority households that might otherwise not participate in the process.

To meet the requirements of state law, the City of Auburn has completed the public outreach and encouraged community involvement as described below:

Public Meetings and Hearings

The City of Auburn held a public meeting on November 13, 2007 to solicit public input and encourage public participation in the 2008-2013 Housing Element update. E-mail notification of the meeting was sent to the Placer Collaborative Network (PCN) and Placer Consortium on Homelessness (PCOH) members; there are approximately 350 persons and/or agencies on the e-mail distribution lists. PCN and PCOH have broad, regional representation by non-profit organizations, government agencies, faith based organizations, health delivery organizations and the educational sector. In addition, City Council and Planning Commission members were invited to attend the meeting and notification was sent to low income apartment complexes and other non-profit and religious organizations not included in the PCN and/or PCOH e-mail notification. Appendix G includes a complete listing of everyone invited to the meeting. The recipients of the meeting notice were requested to post the notice, as well as invite clients and other interested parties to the meeting. Written comments were encouraged for those that could not attend the meeting and attendees at the meeting were also told they could submit written comments to supplement verbal comments.

The meeting was attended by City of Auburn staff, City Council and Planning Commission members, Placer County Health and Human Services, Adult System of Care (ASOC) staff and clients, Placer County Welcoming Center staff and clients, members of the Auburn Co-Housing Group and a representative from the real estate community. The meeting included a round-table discussion of housing and service needs, including an overview of the Section 8 Housing Choice Voucher Program and the need for additional Section 8 funding. Ms. Denton, representing Placer County ASOC identified an increase in mental health clients and explained there is approximately \$2.3 million available through Proposition 63 for client housing and supportive services. ASOC is looking to work with a developer to utilize the Prop 63 funds. Representatives from the Welcoming Center identified a need for permanent housing, emergency shelter beds and support services for their homeless clients. Additional issues for their clients are affordable housing for

the disabled and affordable, accessible transportation. Homeless clients identified a need for affordable housing, showers and food. Ms. Perell, representing the Placer County Association of Realtors Housing Opportunities, identified a need for additional homeownership opportunities and encouraged the City to consider more affordable housing types, such as manufactured housing, halfplexes on corner lots and an inclusionary housing program. Ms. Jensen, who spoke in favor of co-housing in Auburn, encouraged the City to consider a co-housing project because it is environmentally friendly, energy efficient, affordable to middle income households and provides a setting where the residents can support one another's needs.

The City is a member of the PCN, PCOH and the Committee for development of the Placer Community Land Trust. These groups are attended regularly by City of Auburn staff and provide an on-going forum for public participation in the development of housing and special needs services. In addition, these groups provide an excellent and on-going resource for up to date information on housing needs and gaps in services for special needs and homeless populations. The May 8, 2008 PCOH meeting included a special presentation and discussion on Housing Elements. Local jurisdictions and a Building Industry Association representative attended the meeting. City of Auburn staff attended the meeting, presented information on the Auburn Housing Element and encouraged participation in the Housing Element process.

During the development of the Housing Element Update, the City's Consultant, Stuart and Graham contacted various service providers to assist in determining special needs population housing and supportive needs.

Public hearings on the Housing Element update were conducted after receipt and consideration of HCD's comments, and prior to City Council adoption of the updated Housing Element. The Planning Commission hearing was conducted on [REDACTED] and the City Council hearing was conducted on [REDACTED]. The following comments were received as a result of the public hearings held before Planning Commission and City Council [REDACTED].

PUBLIC NOTICES

Throughout the update process, the City continued to encourage public comments. On April 18, 2008 a public notice was placed in the Auburn Journal to inform the public the Draft 2008-2013 Housing Element Update was available for review and comment. The City also posted notice of the availability of the Draft Housing Element on the City's Website and all those who were originally notified about the public meeting for the Housing Element in November, 2007 were notified of the availability of the Draft Housing Element (see Appendix F for a listing of the agencies and organizations notified).

PUBLIC COMMENT

The City appreciates the efforts of citizens, agencies and organizations that have taken the time to participate in the Housing Element update.

Verbal comments received are included above in the Public Meetings and Hearings section.

Written comments received to date include:

Placer Independent Resource Services (PIRS), Housing and Independent Living Advocate, Jeff Cowen, MSW, dated November 2, 2007-- Mr. Cowen points to a need for additional funding for accessibility improvements to make housing safer and more accessible for the disabled and senior population. The City was also encouraged to enhance accessibility of city streets through the installation and repair of sidewalks.

Auburn Cohousing Group, Betty Jensen, November 13, 2007-- Ms. Jensen, in addition to her comments at the November 13 public meeting, submitted written comments encouraging the City to include cohousing in the regional housing needs assessment, consider two particular sites for development of cohousing, and pointed to the many benefits of developing a cohousing project within the community.

Fall Prevention Center of Excellence, Program Office, Co-Directors, May 6, 2008-- The comments identified falls among older people as a serious health problem. The City was encouraged to include Universal Design policies and zoning policies that allow for Accessory Dwelling Units (second units) to accommodate aging relatives and caregivers in the Housing Element for new and existing housing.

All comments received have been taken into consideration and where appropriate, programs and policies addressing specific needs or comments have been incorporated into the Housing Element. In response to comments regarding special needs populations:

- The City will continue efforts to address homeless needs on a regional basis through its participation in PCN and PCOH, as well as supporting the development and implementation of the Continuum of Care.
- The City will continue to use its Redevelopment Low/Moderate Housing Set Aside funds to assist with development of lower income housing units.
- The City will, when requested, continue to partner with for-profit and non-profit developers and apply for State and Federal funds for development of low, very low and extremely low income housing.
- The City will continue to support applications by for-profit and non-profit agencies and organizations for the development of housing and supportive services for special needs populations.
- The City will continue to participate in the formation of the Placer Community Land Trust as a means of facilitating the development of housing affordable to lower income households.
- The City will promote Universal Design by encouraging developers of senior housing and disabled housing and other persons and families applying for building permits to consider universal design in their construction and by providing information and referral services at the customer service counter and on the City's website.

8. CONSISTENCY WITH OTHER GENERAL PLAN ELEMENTS

State law requires that the Housing Element contain a statement of “the means by which consistency will be achieved with other general plan elements and community goals” (California Government Code, Section 65583[c] [7]). There are two aspects of this analysis: 1) an identification of other General Plan goals, policies, and programs that could affect implementation of the Housing Element; and 2) an identification of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements. The 1993 General Plan contains several elements with policies related to housing. Policies and the means for achieving consistency are summarized below.

The Housing Element does not establish standards for residential development for the distribution and density of residential land uses. The Land Use Element of the General Plan contains these standards. The Housing Element is primarily a housing program assistance document, the implementation of which will not directly impact policies in other General Plan elements. There are several policies and programs in the Housing Element, the implementation of which could affect implementation of other General Plan policies. There are also several policies in other elements of the General Plan that could affect implementation of the Housing Element. These policies, and the method by which the City will achieve consistency among them, are described below.

HOUSING ELEMENT POLICES

Policy 1.1 The City shall maintain an adequate supply of land in appropriate land use designations and zoning categories to accommodate the projected growth in the number of households.

Implementation of Policy 1 could require the City to rezone land from an existing zoning designation to high-density residential use (R-3).

Rezoning under this policy has the potential to impact other General Plan policies in the Land Use, Conservation, Circulation, Public Facilities, and Safety elements. The City will ensure General Plan consistency in the same manner as other rezonings.

1. Require a General Plan consistency finding with the Land Use Element and require a General Plan Land Use Amendment, if necessary, to ensure consistency.
2. Prepare an environmental assessment according to the requirements of the California Environmental Quality Act (CEQA) to identify and mitigate potential site-specific impacts relating to traffic, natural resources, safety, visual impacts, public facilities and services, and other applicable CEQA-required topics. These mitigation measures are intended to address, and ensure compliance with General Plan policies related to the impacts of new development.

Policy 1.6 The City shall encourage the development of second residential units in accordance with State law, while maintaining the single-family character of the neighborhood.

Implementation of Policy 1.6 will allow the development of secondary residential units that meet the design requirements for single-family neighborhoods. The City does not anticipate that the development of secondary residential units will be inconsistent with other General Plan Policies.

Policy 3.2 The City will offer density bonuses and other incentives in the construction of affordable housing.

Implementation of this policy could result in residential development of 35 percent higher densities than otherwise permitted by the applicable zoning designations in which such projects meeting affordable housing requirements are located. State law requires the City to approve density bonuses in these cases and considers density bonuses to be consistent with an existing general plan.

As with implementation of Policies 1 and 2, the City will use the CEQA process to ensure consistency with other General Plan elements.

Other General Plan Policies

The City has reviewed policies in the other elements of the General Plan and has concluded that none of these policies will impede the City's achievements of, or be inconsistent with, the policies of this Housing Element. With the exception of the policies listed above, Housing Element policies primarily relate to housing assistance, housing rehabilitation, equal housing opportunities, residential energy conservation, and other topics not directly affected by policies in the other General Plan elements. Residential energy conservation policies contained in the Housing Element will help contribute to the achievement of General Plan policies for resource conservation.

2008 CITY OF AUBURN HOUSING ELEMENT UPDATE

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